

Revaluation 2010

Commercial Properties Committee

Practice Note 12 Valuation of Cinemas

1.0 Introduction

- 1.1 This practice note applies to modern multiplex cinemas which provide 5 or more screens, modern miniplexes which provide less than 5 screens, traditional cinemas and cinemas established in converted buildings.

2.0 Basis of Valuation

- 2.1 Cinemas should be valued by application of the Comparative Principle, with rents adjusted in accordance with SAA Basic Principles Committee Practice Note 1 (Adjustment of Rents).
- 2.2 Rents have been analysed in terms of gross turnover and the recommended percentages provided in 3.2 below should be applied to the hypothetical gross turnover for the subjects at the tone date (exclusive of VAT).

3.0 Valuation

3.1 Turnover

The hypothetical achievable gross turnover, excluding VAT for the 12 months prior to the tone date, should be adopted. The turnover should include all income streams, such as admission charges, sales of food and drink and income from lets, concessions and advertising.

3.2 Percentage to Value

The percentages provided in this table should be applied to the hypothetical achievable turnover, reached in accordance with 3.1, to produce an annual value for the subjects.

Turnover	Traditional	Miniplex	Multiplex
£250,000 and below	4%	n/a	n/a
£500,000	4%	8%	n/a
£750,000	4.25%	8.5%	n/a
£1,000,000	4.5%	9%	11%
£1,500,000	6%	9.5%	11.25%
£2,000,000	7.5%	10%	11.50%
£2,500,000	7.5%	10%	11.75%
£3,000,000 and above	n/a	n/a	12%

For traditional cinemas where income per seat is less than £900/seat, the percentage applied may be reduced by up to 0.5%, where income per seat is below £200, the percentage applied may be reduced by 1%.

A higher percentage may be appropriate if supported by local rental evidence.

Valuers should interpolate between the scale points.

4.0 Adjustments

4.1 Multiplex Cinemas

The total value of a modern multiplex cinema may be depreciated by 0.5%pa where the most recent fit out or refurbishment is more than 5 years old. This allowance may not exceed 7.5%. This allowance is shown in scale form for ease of reference below.

Fit-out age (years)	Allowance
0-5	nil
6	0.5%
7	1.0%
8	1.5%
9	2.0%
10	2.5%
11	3.0%
12	3.5%
13	4.0%
14	4.5%
15	5.0%
16	5.5%
17	6.0%
18	6.5%
19	7.0%
20 or more	7.5% maximum

An end adjustment will be appropriate where a multiplex cinema has auditoria on more than one floor, or has disabilities not normally encountered in the standard unit.

Auditoria on 2 floors - 5%

Auditoria on 3 or more floors – 7.5%

The total end adjustment for fit-out depreciation and other disabilities such as auditoria on more than one floor must not exceed -10%

4.2 Traditional and Converted subjects

Film hire charges are normally between 35% and 45% of box office income. Where film hire charges exceed this range, the box office income may be overstated and should be adjusted to reflect the hypothetical achievable level of income.